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Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, APRIL 24, 2014 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. TAD-514 (42ND WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-898

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Eligibility Criteria for Transit Facilities*

NO. TAD-515 (42ND WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-867

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *the location of Chicago Landmark Designation within a proposed development site*

NO. A-7986 (1ST WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1512

Common Address: 2517 W Medill Ave

Applicant: Alderman Joe Moreno

Change Request: RM4.5 Residential Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7987 (9TH WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1513

Common Address: 11103 South Michigan Ave

Applicant: Alderman Anthony Beale

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District

NO. A-7985 (31ST WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1514

Common Address: 5155-59 West Belmont Ave

Applicant: Alderman Ray Suarez

Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-7988 (31ST WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1515

Common Address: 5100-60 West Belmont Ave

Applicant: Alderman Ray Suarez

Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-7989 (32ND WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1516

Common Address: 2800-10 North Lincoln Ave; 1200-08 W Diversey Parkway

Applicant: Alderman Scott Waguespack

Change Request: C1-3 Neighborhood Commercial District to B3-2 Community Shopping District

NO. A-7990 (38th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1517

Common Address: 7824-26 W Belmont Ave/ 3505-07 N Opal Ave

Applicant: Alderman Timothy Cullerton

Change Request: B1-1 Neighborhood Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7991 (40th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1518

Common Address: 5950 N Ravenswood Ave

Applicant: Alderman Patrick O'Connor

Change Request: RS-1 Residential Single-Unit (Detached House) to a T (Transportation District)

NO. A-7993 (40th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1522

Common Address: 1800 W Peterson

Applicant: Alderman Patrick O'Connor

Change Request: RS-1 Residential Single-Unit (Detached House) and RS3 Residential Single-Unit (Detached House) District to a T (Transportation District)

NO. 17955-T1 (1st WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1435

Common Address: 1742-50 W Chicago Ave

Applicant: Forbidden Root, A benefit LLC (Robert Finkel)

Owner: Elzie Higginbottom

Attorney: Rolando Acosta

Change Request: B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: Two existing retail spaces will remain. Existing two story building containing 7,035 sq. ft. to be used for a beer production facility with a maximum capacity of 9,000 barrels per year, a lounge with a capacity of approximately 150 seats, a package sales area of approximately 500 sq. ft., a kitchen for preparation of food and related offices and meeting areas. No off-street parking or loading will be provided.

NO. 17965 (1st WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1445

Common Address: 2501-19 W Armitage Ave

Applicant: Spearhead Properties LLC (Dimitri Nassai, Mario Greco, Tony Andrews, Chris Walsh, Sean Staunton)

Owner: T Dowd LLC

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to B3-3 Community Shopping District
Community Shopping District, and then to a Residential Business Planned
Development

Purpose:

To construct two four story mixed-use buildings connected by a one story central
lobby/amenity space, with 78 (39 per building) residential dwelling units, a
4,875 sf retail space and 57 indoor parking spaces.

NO. 17950-T1 (2nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1430

Common Address: 1534 W Cortez Street

Applicant: Interforum Holdings Inc. (Alex Zdanov & Igor Blumin)

Owner: Interforum Holdings Inc. (Alex Zdanov & Igor Blumin)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose:

The existing two-story single-family home will be razed. The proposed zoning
amendment will allow the Applicant to redevelop the site with a new four-story
(with basement), three-unit, all residential building (5,428.2 sq. ft.). There will be
one duplex unit located between the basement and 1st floor, one duplex unit
between the 2nd and 3rd floors, and a simplex unit on the 4th floor. The 4th floor
unit will also have access to a private deck (patio) located at the south end of the
roof. The remainder of the roof will contain a communal deck for residents of
the other two (2) dwelling units. There will be three (3) paved parking spaces
provided at the rear of the building. The proposed building will be constructed to
a height of 45'-0".

NO. 17970 (2nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1450

Common Address: 1546-50 North Clark; 101-15 W North Ave & 1555-65 N LaSalle St.; 121-29 W North Ave

Applicant: 1546 N Clark LLC (See application for list of LLC members)

Owner:
(See application for list of owners)

Attorney: Katriina McGuire/ Schain, Burney, Banks & Kenny

Change Request: B1-5 Neighborhood Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose:
Residential and retail building with 122 dwelling units, 52 parking spaces, and retail uses. The building will be 125 feet tall.

NO. 17967 (4th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1447

Common Address: 3525 S Dr. Martin Luther King Jr Drive

Applicant: 3525 S King Drive Inc. (Lester L Barclay)

Owner: 3525 S King Drive Inc. (Lester L Barclay)

Attorney: Mitchell Mancione

Change Request: RM-5 Multi Unit District to C3-3 Commercial, Manufacturing and Employment District

Purpose:
Proposed Use: 100% of space to be used to house a law office

NO. 17948 (7th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1428

Common Address: 8656-58 S Essex

Applicant: All Nations Temple of Deliverance Church (Rev. Kenneth Jackson)

Owner: All Nations Temple of Deliverance Church (Rev. Kenneth Jackson)

Attorney: Paul Kolpak

Change Request: B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

Purpose:
Renovate existing 1 story brick building to become a church that seats 32 people, and will have four parking spaces.

NO. 17946 (11th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1426

Common Address: 960-980 W 38th Street; 3757-3769 South Morgan Street

Applicant: 969 Land LLC (See application for list of LLC members)

Owner: 969 Land LLC and City of Chicago

Attorney: Stephen Schuster

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose:

Applicant intends to develop the Property with 21 residential townhomes.

Applicant will construct no additional onsite parking except for 2-car garages attached to each townhome. There will be no commercial space on the developed Property, and the height of each townhome will be approximately 25 feet.

NO. 17959-T1 (11th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1439

Common Address: 3847-3859 South Parnell Ave; 250-256 W Pershing Road

Applicant: TD Capital Investments (Michael Tardin Jr.)

Owner: TD Capital Investments (Michael Tardin Jr.)

Attorney: Mara Georges

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: A 6-unit, 2-story, 35' high townhouse building with 10 parking spaces.

NO. 17960 (14th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1440

Common Address: 5116-5120 South Lorel

Applicant: Tadeusz Sandryk

Owner: Tadeusz Sandryk

Attorney: Christopher Koczwarra

Change Request: RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: To allow the use of the existing single family residence on a lot measuring 60 x 125 and to allow the construction of a new single family residence on a lot measuring 30 X 125.

NO. 17954 (17th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1434

Common Address: 7654-56 S Peoria Street; 904-910 W 77th Street

Applicant: Estell & Eunice Mae A.I.M. LLC (Audrey Buford)

Owner: Estell & Eunice Mae A.I.M. LLC (Audrey Buford)

Attorney: Sabrina Herell of Logik Legal LLC

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The property will remain residential but with 12 dwelling units. Property has 12 parking spaces. Property is 7,435 sq.ft. and 30 ft. high.

NO. 17961 (25th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1441

Common Address: 2328-42 South Princeton Ave

Applicant: Johnny Zheng

Owner: Johnny Zheng

Attorney: Gordon & Pikarski

Change Request: RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject site will be improved with a sixty foot high mixed use building containing 18 residential units, 19 parking spaces and approximately 2,383 square feet of commercial space.

NO. 17973-T1 (25th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1453

Common Address: 820 S Canal Street and 815 South Clinton Street

Applicant: SF CH1 LLC (See application for list of LLC members)

Owner: SF CH1 LLC (See application for list of LLC members)

Attorney: Quarles & Brady LLP – Robert Gamrath

Change Request: Airport Planned Development No. 221 to DS-5 Downtown Service District

Purpose: Emergency generators will be located within manufactured enclosures on a portion of the property and will service the neighboring data center at 840 S. Canal St. a portion of the property will be used for accessory off-street parking in support of the adjacent data center. The remaining portion of the property will be used for non-accessory off street parking.

NO. 17969-T1 (26th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1449

Common Address: 1653-55 North Central Park Ave/3565-3575 West Wabansia Ave

Applicant: 3565 W Wabansia Inc (See application for list of LLC members)

Owner: 3565 W Wabansia Inc (See application for list of LLC members)

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: To allow construction of six (6) new townhomes. One garage parking space is provided for each of five dwelling units/townhomes. There will be one exterior parking space. Parking will be located on the east portion of the property accessible by the public alley. The footprint of each townhome will be 23 ft. 6 in. by 30 feet (for a total of 705 feet on three levels). The height of each townhome will be 31 ft. 2 in. high, as defined by City code.

NO. 17949 (27th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1429

Common Address: 1326 West Chestnut Street

Applicant: McNamara Builders Inc. (Thomas McNamara)

Owner: McNamara Builders Inc. (Thomas McNamara)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build one 3 DU residential building; no retail/commercial space height - 38 feet; 3 parking spaces

NO. 17951 (27th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1431

Common Address: 832-838 West Erie Street and 640-652 North Green Street

Applicant: Dominus Holdings, LLC (See application for list of LLC members)

Owner: 832 W Erie Development LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The existing building will be razed. The property will then be redeveloped with three (3) new, four-story (with basement), all residential buildings. There will be one building located on each Zoning Lot. Two of the buildings will contain eight (8) dwelling units, each, and the third building will contain four (4) dwelling units. Each eight-unit building will have an attached (interior) four-car garage and outdoor parking for four (4) vehicles. The four-unit building will have outdoor parking for four vehicles. Each of the proposed buildings will be masonry in construction and measure 48' (approx.) in height.

NO. 17958 (32nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1438

Common Address: 3255-59 N Western Ave; 2349-57 W School St; 3301-07 N Western Ave; 2348-56 W School St

Applicant: Chicago School Partners LLC (See application for list of LLC members)

Owner: Chicago School Partners LLC (See application for list of LLC members)

Attorney: Rolando Acosta

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: Two three story buildings, with the 3301-07 N. Western Ave./2348 -46 W. School St. building containing 8 dwelling units, a work-live space and eight parking spaces and the 3255 - 59 N. Western Ave./2349-57 W. School St. building containing 6 dwelling units and six parking spaces.

NO. 17966 (33rd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1446

Common Address: 3700-14 North California Ave

Applicant: 3700-3714 No California Rowhomes LLC

Owner: Uhlich Children's Advantage Network

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: To construct eight 2 story with basement residential dwelling unit townhomes with 8 detached two car garages with no commercial space.

NO. 17947 (39th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1427

Common Address: 6045 N Keystone

Applicant: Key Stone LLC (Jameson Green)

Owner: Key Stone LLC (Jameson Green)

Attorney: Paul Kolpak

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: New owner that would like to be able to assemble and sell lighting fixtures in existing 1 story brick building, with the exterior to remain the same

NO. 17971 (40th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1451

Common Address: 1800 West Foster Ave

Applicant: Foster Avenue Properties LLC (See application for list of LLC members)

Owner: Foster Avenue Properties LLC (See application for list of LLC members)

Attorney: Richard Kruse

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and M1-2 Limited Manufacturing/ Business Park District to M1-2 Limited Manufacturing/ Business Park District

Purpose: The building will remain a public storage facility. Ownership proposes to add a 3rd story of storage to a final building height of 40 feet, there are no parking spaces associated with this building.

NO. 17953 (41st WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1433

Common Address: 6963-51 North Moselle; 6934-58 North Hiawatha Ave; 6871-6895 North Leoti; 6852-6892 N Mendota

Applicant: Public Building Commission

Owner: Public Building Commission

Attorney: Meg George

Change Request: RS-1 Residential Single-Unit (Detached House) to an Institutional Planned Development

Purpose: The proposed 34,648 SF addition will be added to the existing 24,975 SF school.

NO. 17968(42nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1448

Common Address: 520 North Orleans

Applicant: Grand/ Or LLC (See application for list of LLC members)

Owner: Grand/ Or LLC (See application for list of LLC members)

Attorney: Edward Kus

Change Request: Planned Development 624 to DX-7 Downtown Mixed Use District

Purpose: No change in use. There will be no new development. This amendment seeks to correct a previous error in the legal description. The property is not within the boundary of Planned Development 624.

NO. 17972 (42nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1452

Common Address: 730-740 N Rush St; 48-66 E Superior St.

Applicant: Superior Street Partners LLC

Owner: VPC 740 Rush LLC

Attorney: Mara Georges

Change Request: DX-12 Downtown Mixed-Use District to a Business Planned Development

Purpose: A 45-story, 444' high, commercial building with an approximately 613-room hotel, and first and second floor restaurant and retail space (approximately 26,000 sq.ft. of restaurant and retail space). No accessory parking

NO. 17956 (43rd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1436

Common Address: 1906 N Halsted Street

Applicant: JEM Halsted LLC (James Masterson)

Owner: JEM Halsted LLC (James Masterson)

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: Existing 1 story brick building with 2,455 square foot vacant retail space to be converted into a 1,316 sf health fitness club storefront with no parking and 1,139 sf a retail space in the rear of the building.

NO. 17957 (44th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1437

Common Address: 731 W Melrose

Applicant: 731 Melrose St. (See application for list of LLC members)

Owner: 731 Melrose St. (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: RM4.5 Residential Multi-Unit District to RM6 Residential Multi Unit District

Purpose: To construct a 4 story with basement 4 unit residential dwelling unit building with a 4 car garage with roof deck, with a total building height 68' and no commercial space

NO. 17963-T1 (47th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1443

Common Address: 2600 W Irving Park Road

Applicant: Walterburg Holdings LLC

Owner: BS Realty LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District to C3-2 Commercial, Manufacturing and Employment District

Purpose:

The existing tall one-story office and warehouse building will remain. The 11 on-site parking spaces will also remain. The reason for the zoning amendment is to allow the Applicant to locate and establish a day care facility within the existing building at the subject property. The day care facility will be the sole building tenant. All of the proposed conversion work will be contained within the existing one story building. There will be no expansion of the existing building.

NO. 17962 (50th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1442

Common Address: 6649 North Maplewood

Applicant: Cristian Dan

Owner: Cristian Dan

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose:

The Applicant is seeking a zoning amendment in order to add a dwelling unit within the existing residential building. The resulting building will contain three (3) residential units. There is no proposed expansion of the existing building in terms of floor area or height, and all of the proposed construction will be contained within the existing structure. Two (2) parking spaces will remain located within an existing garage. A new, third parking space will be located at the rear of the lot on a concrete pad adjacent to the garage.